

148.A

Map

0005

Block

0008.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 786,000 /

USE VALUE: 786,000 /

ASSESSed: 786,000 /

Total Card /

Total Parcel

786,000

786,000

786,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		HIGGINS ST, ARLINGTON

Unit #: 8

Owner 1: KONE MAMARY T/TRUSTEE

Owner 2: MAMARY T KONE TRUST

Owner 3:

Street 1: 8 HIGGINS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

OWNERSHIP

Owner 1: KONE MAMARY -

Owner 2: -

Street 1: 8 HIGGINS ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

PREVIOUS OWNER

Owner 1: KONE MAMARY -

Owner 2: -

Street 1: 8 HIGGINS ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2017, having primarily Clapboard Exterior and 1597 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8360																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	786,000			786,000
Total Card	0.000	786,000			786,000
Total Parcel	0.000	786,000			786,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	492.17	/Parcel:	492.17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	786,000	0	.		786,000		Year end	12/23/2021
2021	102	FV	772,500	0	.		772,500		Year End Roll	12/10/2020
2020	102	FV	758,900	0	.		758,900	758,900	Year End Roll	12/18/2019
2019	102	FV	733,200	0	.		733,200	733,200	Year End Roll	1/3/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KONE MAMARY,	70718-350		3/9/2018	Convenience	99	No	No		
NYBERG JONATHAN	69537-305		6/30/2017		855,000	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2018	1014	Heat App	7,000	C				
6/12/2018	800	Add Att	29,650	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
3/28/2018	NEW CONDO	DGM	D Mann

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

